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PRESS RELEASE

Generali Real Estate completes the acquisition of the Step Up building in Barcelona 22@ district

Milan – Generali Real Estate has completed the acquisition of the **Step Up** office building in Barcelona, from CODIC Group. The building has been acquired on behalf of the pan-European fund Generali Europe Income Holding (GEIH), managed by Generali Real Estate S.p.A Società di gestione del risparmio.

The asset is a newly built office building, located in Carrer de Pamplona 104, in the prime core area of Barcelona 22@ district. This is one of the most innovative and high-tech districts in Europe and the main and fast-growing destination in Barcelona, sought-after by Spanish and international companies for their offices, but also hosting universities, residences, as well as rich cultural and leisure opportunities.

Step Up comprises around 4,500 sqm of rental space (GLA) spread over 5 floors topped by a rooftop terrace, and 2 underground floors.

The building has achieved the LEED Gold certification, thanks to state-of-the-art sustainability features and fully flexible office spaces designed around the occupants' wellbeing. It hosts the Spanish headquarters of Payfit.

The acquisition of Step Up is fully in line with Generali Real Estate's strategy of investing in prime office assets in the most dynamic and resilient European cities, and demonstrates the company's interest towards the Spanish real estate market. From Spain, Generali Real Estate currently manages a portfolio in Iberia of about 220 properties, including 2 shopping centers, worth more than € 1,8 bn.

Generali Real Estate has been advised by Pérez Llorca, Arup and Cushman & Wakefield.

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 Generali Real Estate

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Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with around €36.3 billion of assets under management as of year-end 2021.

By managing a unique mix of historical and modern properties, Generali Real Estate has developed best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Group. Generali is one of the largest global insurance and asset management providers. Established in 1831, it is present in 50 countries in the world, with a total premium income of € 75.8 billion in 2021. With more than 75,000 employees serving 67 million customers, the Group has a leading position in Europe and a growing presence in Asia and Latin America. At the heart of Generali's strategy is its Lifetime Partner commitment to customers, achieved through innovative and personalised solutions, best-in-class customer experience and its digitalised global distribution capabilities. The Group has fully embedded sustainability into all strategic choices, with the aim to create value for all stakeholders while building a fairer and more resilient society.